

STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3369  
(BV RETAIL INVESTMENTS, LLC)

The proposed zoning map amendment from RS12 (Residential, Single Family – 12,000 sf minimum lot size) and LB (Limited Business) to PB-L (Pedestrian Business – Special Use Limited) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Northwest Winston-Salem Area Plan Update (2017)*, in that *Legacy* discourages commercial encroachment into neighborhoods. Additionally, the majority of the site is within the floodplain for Peters Creek, which *Legacy* recommends limiting development in. Therefore, denial of the request is reasonable and in the public interest in that the request would extend commercial zoning deeper into a single family residential area.